

**A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION CENTER FILING
NO. 1, AMENDMENT NO. 2, GENERALLY LOCATED BETWEEN EAST 104TH
AVENUE AND HOMESTEAD TRAIL AND BETWEEN WALDEN STREET AND
YAMPA STREET, CONSISTING OF 15.25 ACRES**

NO. 2026-002

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Reunion Center Filing 1, Amendment 2 (the “Subdivision”), generally located between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on September 18, 2025 and December 25, 2025 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on September 25, 2025 and November 10, 2025 through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on September 29, 2025 and November 21, 2025 in the manner and for the duration required by the Land Development Code.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

- a) The Subdivision is consistent with the approved PUD zone document;
- b) The Subdivision is consistent with and implements the intent of the PUD zone district in which it is located;
- c) There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
- d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

- e) The Subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
- f) Any adverse effect has been or will be mitigated to the maximum extent feasible;
- g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
- h) A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
- i) The proposed phasing plan is rational in terms of available infrastructure capacity.

SECTION 3. The Final Plat for Reunion Center Filing 1, Amendment 2, attached as Exhibit A, is hereby approved

RESOLVED AND PASSED THIS 5TH DAY OF JANUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

[illegible]

TRACT SUMMARY CHART						
TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
C	2,399	0.0568	0.0718	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
B (PRIVATE ROWS)	31,154	0.7239		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
E	1,932	0.0446	0.0006	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	4,289	0.0555	0.0285	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
F	432	0.0099	0.0009	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
E	432	0.0099	0.0009	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
G	432	0.0099	0.0009	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
H	432	0.0099	0.0009	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
I	432	0.0099	0.0009	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
J (PRIVATE ROWS)	14,574	0.3346	0.0247	ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
K	8,359	0.1919	0.1901	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
TOTAL OPEN SPACE	65,749	1.6012	0.4385			
TOTAL TRACT AREA	588,278	13.0459				
TOTAL LOT AREA	588,278	13.0459				
TOTAL ROW AREA	26,357	0.6097				
TOTAL SITE AREA	664,584	15.2647				

METRO DISTRICT - REGIONAL CENTER METROPOLITAN DISTRICT

THIS SUBDIVISION PLAT CONTAINS 111 LOTS AND 11 TRACTS

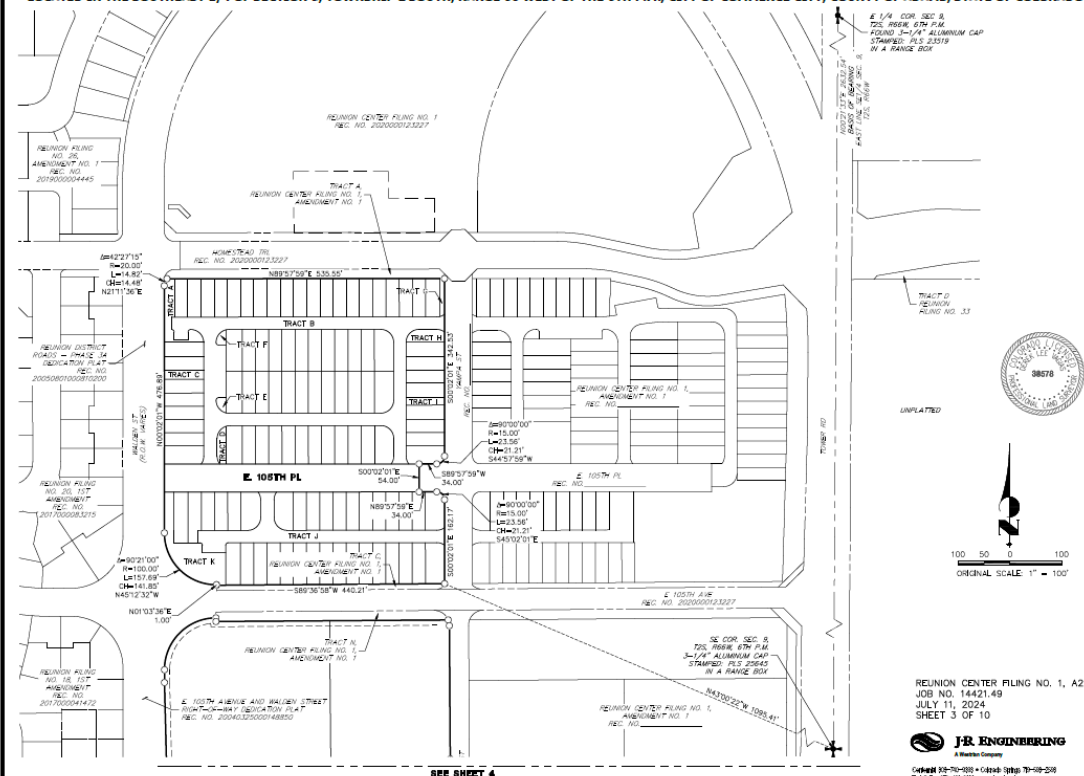


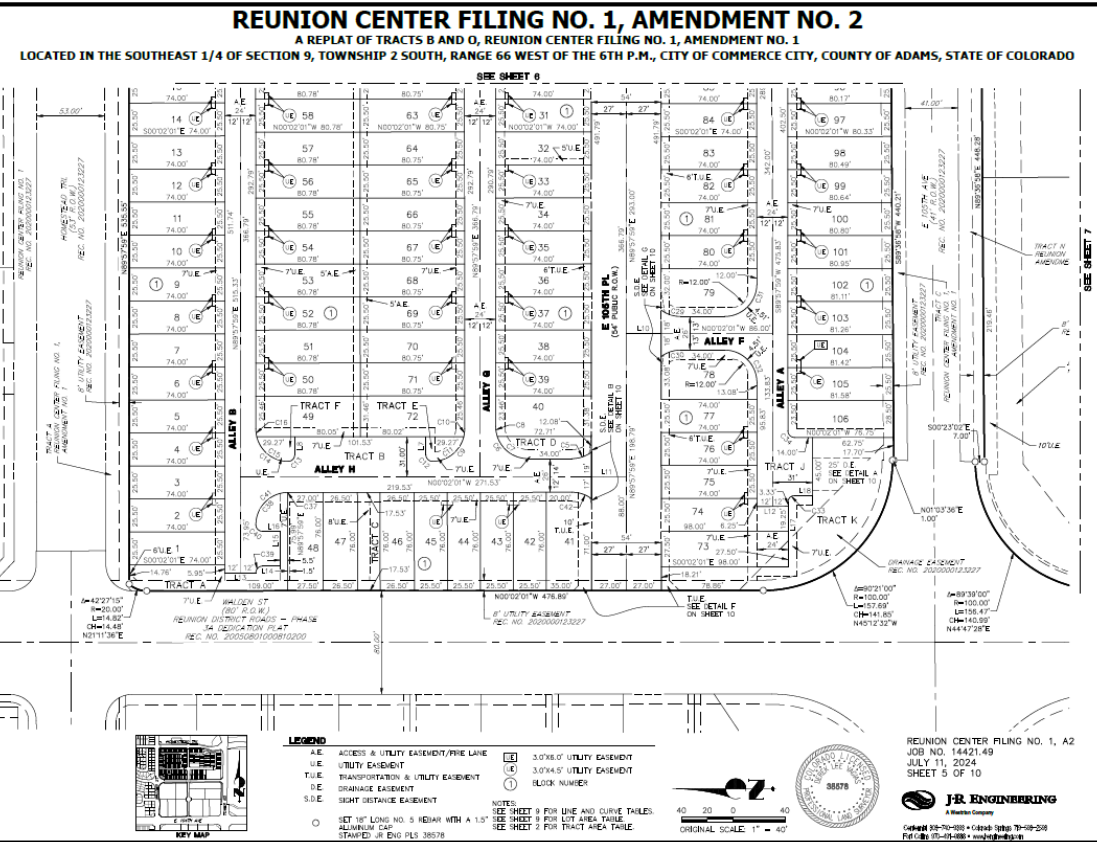
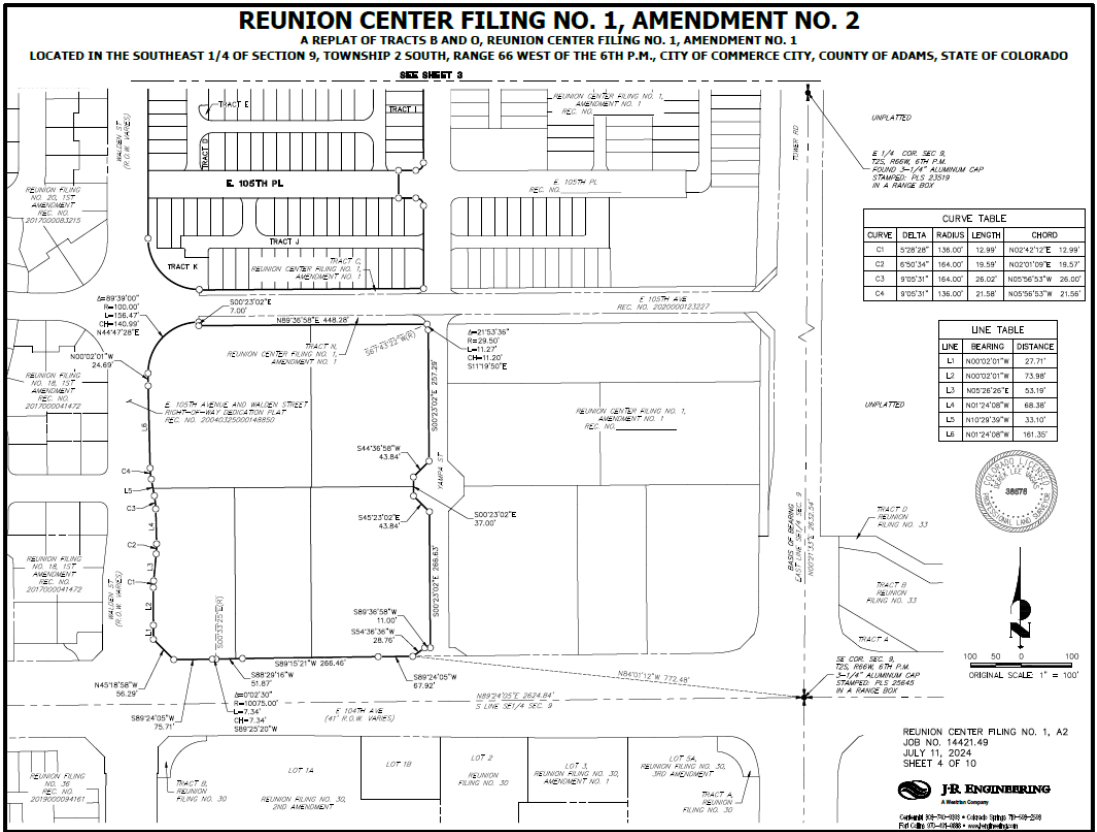
REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 2 OF 10



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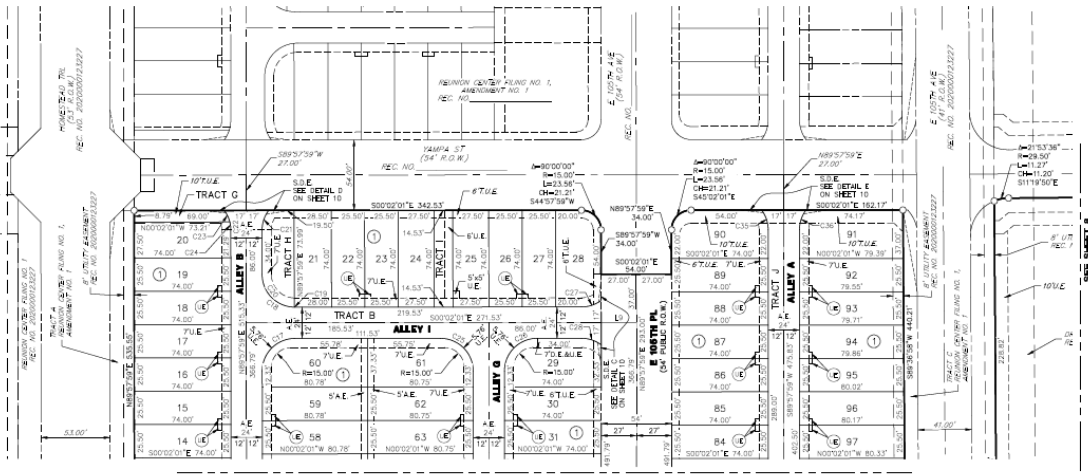
**A REPEAT OF TRACTS B AND D, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO**



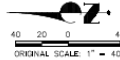


REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- A.E. ACCESS & UTILITY EASEMENT/PIE LAKE
 - U.E. UTILITY EASEMENT
 - T.U.E. TRANSPORTATION & UTILITY EASEMENT
 - S.E. SEWAGE EASEMENT
 - S.D.E. SHORT DISTANCE EASEMENT
 - SET 1/2" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP
 - STAMPED JR ENG PLS 38578

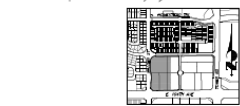
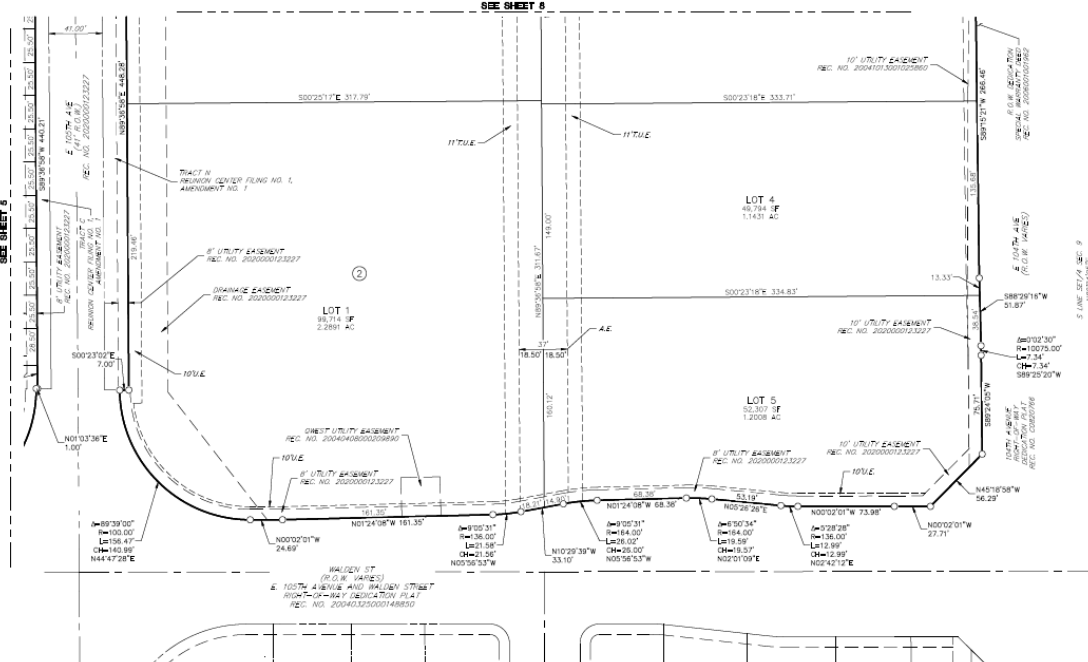


REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 6 OF 10

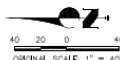
JR ENGINEERING
A Weber Company
Contact: 303-750-0300 • 404049 750-0300
Fax: 303-750-0300 • info@jr-engineering.com

REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

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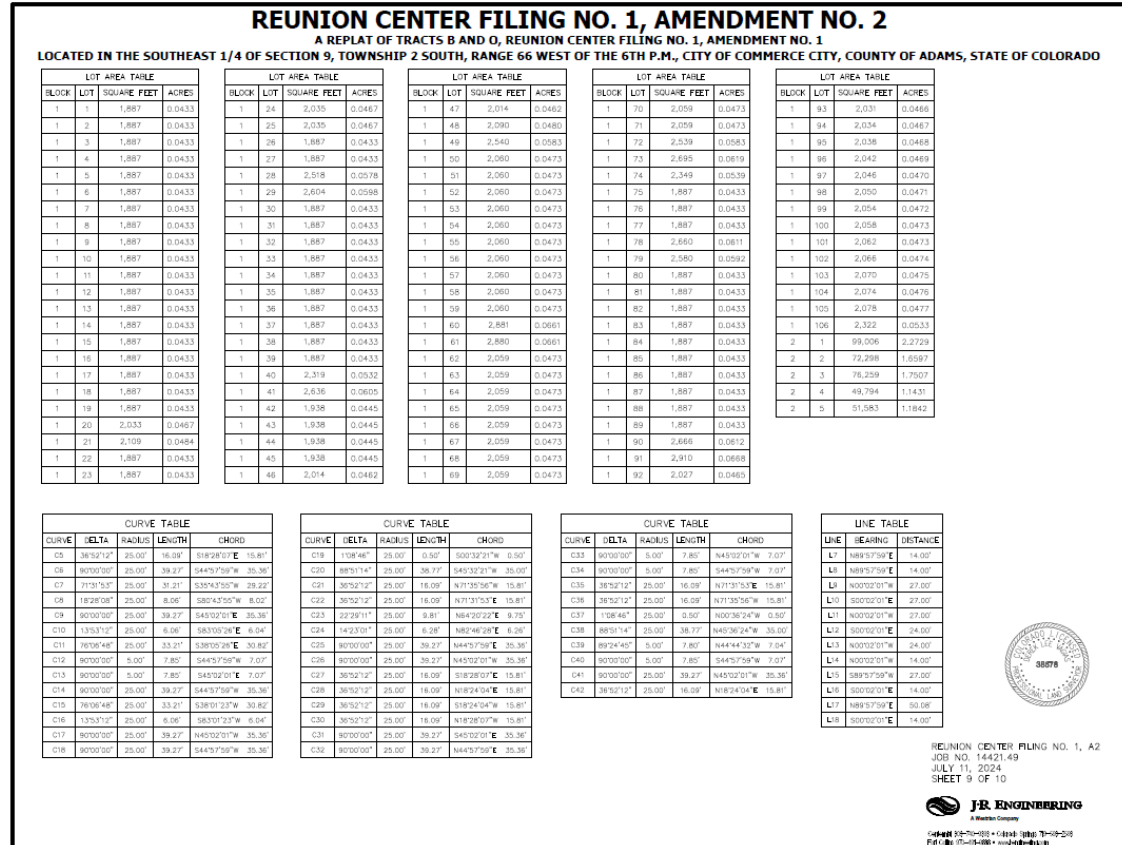
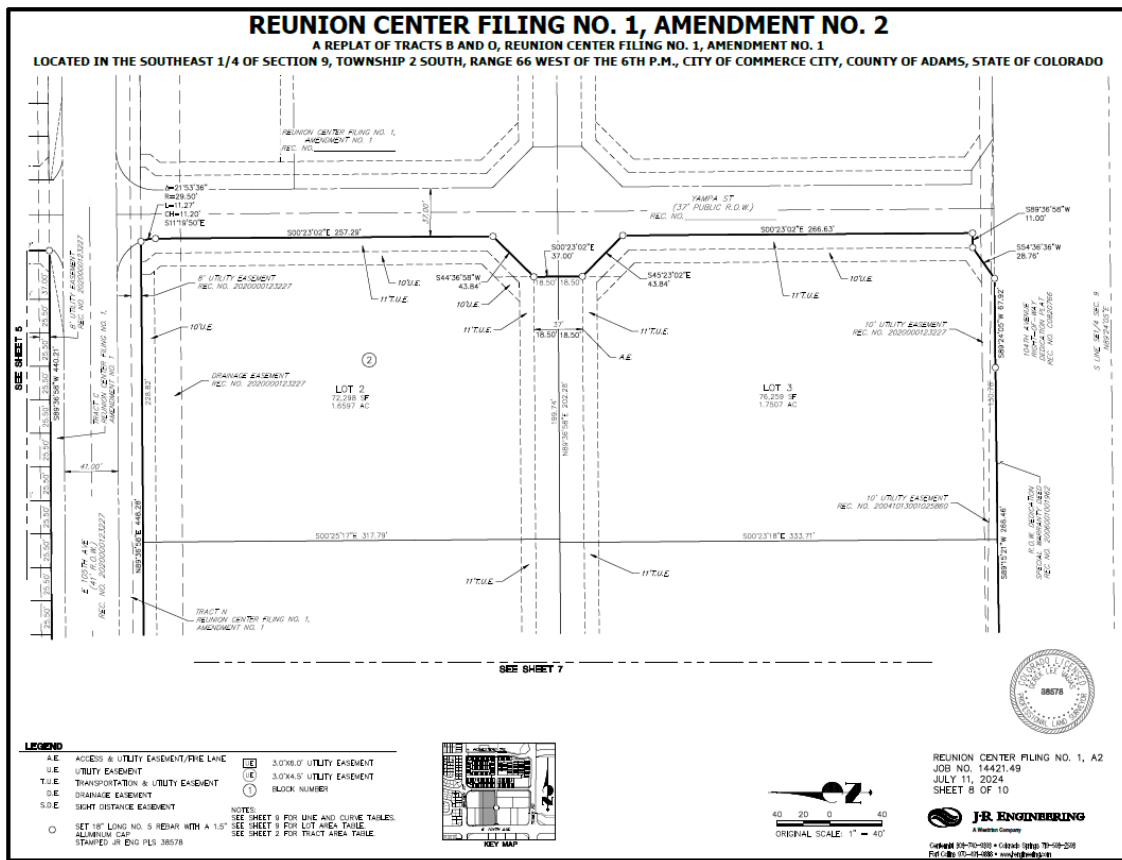


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REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 7 OF 10

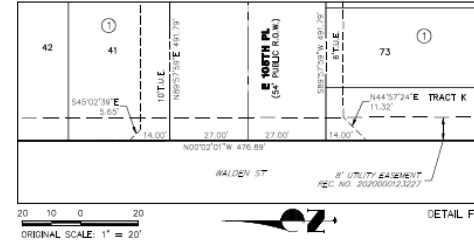
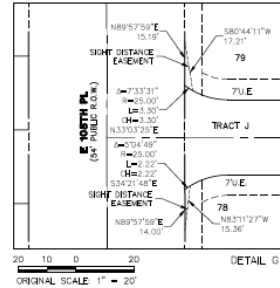
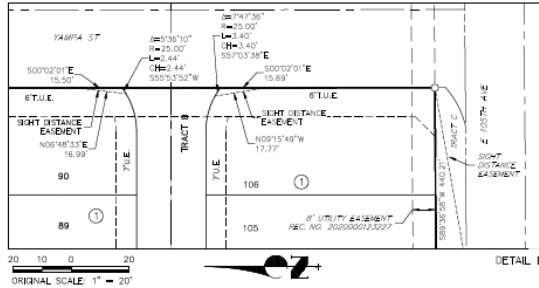
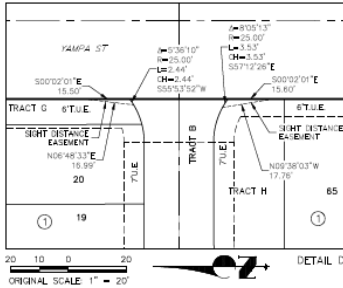
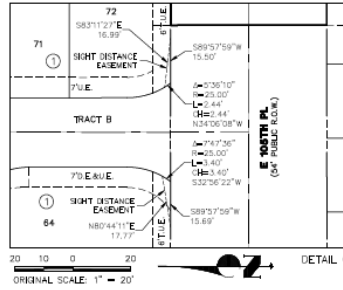
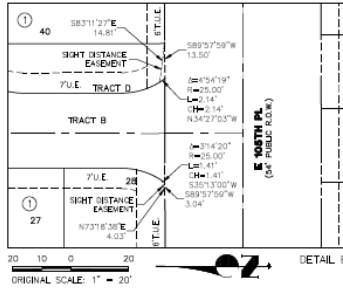
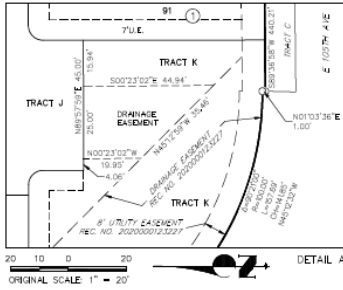
JR ENGINEERING
A Weber Company
Contact: 303-750-0300 • 404049 750-0300
Fax: 303-750-0300 • info@jr-engineering.com



REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- A.E. ACCESS & UTILITY EASEMENT/PIE LANE
- U.E. UTILITY EASEMENT
- T.U.E. TRANSPORTATION & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- 3.0'x6.0' UTILITY EASEMENT
- 3.0'x4.5' UTILITY EASEMENT
- BLOCK NUMBER

NOTES:
SEE SHEET 9 FOR LINE AND CURVE TABLES.
SEE SHEET 8 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.



REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 10 OF 10

J.R. ENGINEERING
A Surveying Company

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Florida: 781-700-0000 • Florida: 781-700-0000